

**STAFF REPORT**

Meeting Date: April 20, 2005  
**CONSENT**

**LAFCO CASE  
NAME & NO:**

LAFCO 05-04 Ojai Valley Sanitary District Annexation –  
Sierra/Creek (Parcels A & B)

**PROPOSAL:**

To annex four lots and a portion of Sierra Road and a portion of  
Creek Road into the Ojai Valley Sanitary District for the purpose of  
providing sanitary sewer service.

**SIZE:**

**Parcel A:** Approximately 3.16 acres

**Parcel B:** Approximately 1.11 acres

**LOCATION:**

**Parcel A:** Two lots with street addresses of 205 Sierra Road and  
217 Sierra Road in the Ojai Area of interest.

**Parcel B:** Two lots with street addresses of 10132 Creek Road  
and 10144 Creek Road in the Ojai Area of Interest.

**PROPONENT:**

Ojai Valley Sanitary District by resolution.

**NOTICE:**

This matter has been noticed as prescribed by law.

**PARCEL INFORMATION:**

Parcel	Assessor's Parcel	Property Address	Property Owner(s)
A	019-0-094-100	205 Sierra Road	Stricklin Trust
	019-0-094-090	217Sierra Road	Chauvel Trust
B	034-0-120-145	10132 Creek Road	Carmco Ltd.
	034-0-120-155	10144 Creek Road	Ross

**COMMISSIONERS AND STAFF**

**COUNTY:**  
Linda Parks, Vice Chair  
Kathy Long  
*Alternate:*  
Steve Bennett

**CITY:**  
Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**  
Dick Richardson, Chair  
Ted Grandsen  
*Alternate:*  
George Lange

**PUBLIC:**  
Kenneth M. Hess  
  
*Alternate:*  
Louis Cunningham

**EXECUTIVE OFFICER:**  
Everett Millais

**LAFCO ANALYST:**  
Kim Uhlich

**OFFICE MANAGER/CLERK:**  
Debbie Schubert

**LEGAL COUNSEL:**  
Leroy Smith

## **RECOMMENDATIONS**

- A. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Ojai Valley Sanitary District as lead agency, dated March 3, 2004, and determine that the change of organization is exempt under Section 15319(a) of the CEQA Guidelines.
- B. Adopt the attached resolution (LAFCO 05-04) making determinations and approving the Ojai Valley Sanitary District Annexation – Sierra/Creek (Parcels A & B).

## **GENERAL ANALYSIS**

### **1. Land Use**

#### *Site Information*

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	<b>A:</b> Single Family Dwelling  <b>B:</b> Single Family Dwelling	<b>County:</b> <b>A:</b> RO-2ac (Rural Residential, 2 ac. min.)  <b>B:</b> OS-10ac (Open Space, 10 ac. min.)  <b>City:</b> <b>A:</b> NA	<b>County:</b> <b>A:</b> Rural Residential, 2-5 ac. min.  <b>B:</b> Open Space, 10 ac. min.  <b>City:</b> <b>A:</b> VLR (Very Low Density Residential, 1 DU/ac. max.)
<b>Proposed</b>	No Change	No Change	No Change

No changes are proposed to the land use, zoning or County General Plan designations for any of the Parcels.

#### *Surrounding Land Uses and Zoning and General Plan Designations*

This proposal will have no effect on surrounding land uses, zoning or general plan designations.

### Topography, Natural Features and Drainage

Parcel A: These lots are relatively flat with an overall slope of less than five percent. The lots are landscaped with native and non-native species, including mature oak trees.

Parcel B: These lots are generally level and are bounded on the north by Creek Road and on the south by San Antonio Creek. Drainage is generally to the south toward the Creek. A number of mature trees, both sycamore and oak species are interspersed throughout both lots. Parcel B also includes a portion of the Creek Road right-of-way.

There are no significant natural features on any of the lots other than the creek bed located directly south of Parcel B.

### Conformity with Plans

All of the lots are within the Sphere of Influence of the Ojai Valley Sanitary District and are within the Ojai area of interest. Two of the lots (Parcel A) are in the Sphere of Influence of the City of Ojai and are contiguous with the boundaries of the City of Ojai. The City has indicated no desire to annex the lots at this time, although they are currently investigating the possibility of annexing a larger area, of which these lots are a part, at some future date.

The existing single-family residential land uses are consistent with the Ojai General Plan and the County's Ojai Valley Area Plan designations.

The lots at 10132 Creek Road and 10144 Creek Road (Parcel B) are subject to the County's SOAR ordinance due to their Open Space General Plan designation. However, the annexation proposal will not result in any changes in land use or to the Ventura County General Plan.

## **2. Impact on Prime Agricultural Land, Agriculture, and Open Space**

### Agricultural Land and Agriculture

All four lots are located in developed areas, are zoned for residential uses and have existing development. There are no agricultural uses on any of the lots, nor any adjoining agricultural uses.

None of the four lots are subject to a Land Conservation Act contract or a Farmland Security Zone agreement, and none are located within a greenbelt.

### Open Space

The lots located at 10132 Creek Road and 10144 Creek Road (Parcel B) are considered open space lands pursuant to Government Code Sections 56059 and 65560. However, the lots are developed with residential uses allowed by County plans and ordinances and the proposal will not result in any change to the underlying land use.

The lots constituting Parcel B of the proposal area are not considered open space pursuant to Government Code Sections 56059 and 65560.

### **3. Population**

Each of the four lots is improved with one single-family residence. According to the County Registrar of Voters, there are less than 12 registered voters among the two Parcels. As such, the annexation proposal area is considered to be uninhabited under the provisions of LAFCO law relating to protest proceedings.

### **4. Services and Controls – Need, Cost, Adequacy and Availability**

The proposal involves annexation to the Ojai Valley Sanitary District so that each affected lot can connect to the District's wastewater collection and treatment system. The District has sewer lines in the adjacent streets. The District has represented that it has the ability and capacity to service the annexation proposal area.

The property owners will be required to finance all necessary improvements and connections to the District's facilities. On-going maintenance and operational costs will be financed by residential user fees.

There will be no change to any other existing services.

### **5. Boundaries and Lines of Assessment**

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

The maps and legal descriptions for this proposal received from the proponent have been checked by the County Surveyor and have been certified as being accurate and sufficient for the preparation of a Certificate of Completion pursuant to Government Code Section 57201 and for filing with the State Board of Equalization.

## 6. Assessed Value, Tax Rates and Indebtedness

According to the County Assessor, Parcel A is in tax rate area 70120 and will be assigned to tax rate area 70123 upon completion of proceedings. However the current tax rate of \$1.065334 per \$100 of assessed valuation will remain the same upon annexation. Parcel B is in tax area 91061 and will be assigned to tax rate area 91146 upon the completion of proceedings. The current tax rate of \$1.069534 per \$100 of assessed valuation will also remain the same upon annexation.

The assessed land value of each lot per the 2004 - 2005 tax roll is:

Assessor's Parcel	Property Address	Property Owner(s)	Assessed Land Value
019-0-094-100	205 Sierra Road	Stricklin Trust	\$508,078
019-0-094-090	217 Sierra Road	Chauvel Trust	\$40,607
034-0-120-145	10132 Creek Road	Carmco Ltd.	\$58,744
034-0-120-155	10144 Creek Road	Ross	\$152,230
TOTAL			\$759,659

## 7. Environmental Impact of the Proposal

The Ojai Valley Sanitary District is the lead agency for this proposal and found the proposal to be categorically exempt under Section 15319(a) (annexation to a special district of areas containing existing structures developed to the density allowed by the current zoning) of the California Environmental Quality Act Guidelines. As the annexation is to provide sanitary sewer service to existing lots with existing development, a categorical exemption is appropriate for this proposal.

## 8. Regional Housing Needs

According to the California Housing and Community Development Department the County of Ventura adopted an updated General Plan Housing Element on June 19, 2001 and completed State review for compliance on October 18, 2001. The annexation proposal area is fully developed consistent with the County's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the County of Ventura.

## **9. Landowner and Annexing Agency Consent**

The Ojai Valley Sanitary District has provided proof that all landowners have given their written consent to this proposal and has requested that the Commission waive all protest proceedings.

### **ALTERNATIVE ACTIONS AVAILABLE:**




- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

BY: \_\_\_\_\_  
Everett Millais, Executive Officer

Attachments: (1) Vicinity Maps  
(2) LAFCO 05-04 Resolution




### Legend

-  Annexation Boundary
-  Ojai Valley Sanitation District
-  Parcel Lines

## Ventura LAFCO Vicinity Map






LAFCO 05-04 Ojai Valley Sanitation District  
Annexation - Sierra/Creek Parcel A

0 200 400 Feet  




### Legend


-  Annexation Boundary
-  Ojai Valley Sanitation District
-  Parcel Lines

## Ventura LAFCO Vicinity Map

LAFCO 05-04 Ojai Valley Sanitation District  
Annexation - Sierra/Creek Parcel B



0 200 400 Feet





**LAFCO 05-04**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE OJAI VALLEY SANITARY  
DISTRICT ANNEXATION – SIERRA/CREEK (PARCELS A  
& B)**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the of the proposal as required by law; and

WHEREAS, the proposal was duly considered on April 20, 2005; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has less than 12 registered voters and is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Ojai Valley Sanitary District and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated April 20, 2005, is adopted.
- (2) The annexation to the Ojai Valley Sanitary District is hereby approved, and the boundaries are established generally as set forth in the attached Exhibit A.
- (3) The affected territory is uninhabited as defined by Government Code §56046.

- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 05-04 OJAI VALLEY SANITARY DISTRICT ANNEXATION – SIERRA/CREEK (Parcels A & B).**
- (5) The Commission has reviewed and considered the lead agency's determination that the change of organization is categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines, and finds the change of organization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This change of reorganization shall not be recorded until all LAFCO fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.**

This resolution was adopted on April 20, 2005.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: Ojai Valley Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning

**EXHIBIT A**

**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SIERRA / CREEK – PARCEL A  
(OVSD ANNEXATION NO. 2005-02)**

05-04

That portion of Tract 8, Bard Subdivision of Rancho Ojai, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 5, Page 25-1/2 of Miscellaneous Records, described as follows:

Beginning a point in the northwesterly line of Cuyama Road, 50.00 feet wide, said point being at the most southerly corner of the parcel described in the Grant Deed recorded in the Office of said County Recorder on January 10, 2000 as Document No. 2000-0016332-00 of Official Records, said point also being 29.20 feet southwesterly along the 15<sup>th</sup> course from the northeasterly terminus thereof, of the Island No. 4 Annexation to the City of Ojai as shown and described in the Certificate of Completion recorded in the office of said County Recorder on October 10, 1980 in Book 5750, Page 632 of Official Records; thence, along the southwesterly line of said property described in said Grant Deed,

- 1st - North 43°02'30" West 371.03 feet to most southerly corner of the parcel described in the Quit Claim Deed recorded in the Office of said County Recorder on September 9, 1997 as Document No. 97-123188 of Official Records; thence, along the boundary of said parcel described in said Quit Claim Deed by the following two courses:
  - 2nd - North 3°24'30" West 249.85 feet; thence,
  - 3rd - North 72°08'30" East 237.62 feet to the westerly line of Sierra Road, 50.00 feet wide; thence,
  - 4th - South 88°09'00" East 50.00 feet to a point in the easterly line of said Sierra Road, said point being in a curve concaved easterly, having a radius of 675.00 feet, and having a radial to said point bearing North 88°09'00" West; thence, along said curve and along said easterly line by the following three courses:
    - 5th - Southerly 247.79 feet through a central angle of 21°02'00"; thence,
    - 6th - South 19°11'00" East 170.88 feet to the beginning of a curve concaved northerly and having a radius of 30.00 feet; thence, along said curve,
    - 7th - Southerly, southeasterly, easterly, and northeasterly 55.87 feet through a central angle of 106°42'00" to a point of cusp, said point of cusp being in the northwesterly line of said Cuyama Road, 50.00 feet wide, said northwesterly line also being the existing boundary of said City of Ojai and said Ojai Valley Sanitary District; thence, along said northwesterly line and said existing boundary by the following four courses:

- 8th - South  $54^{\circ}07'00''$  West 89.88 feet; thence,
- 9th - South  $44^{\circ}24'00''$  West 50.64 feet to the beginning of a curve concaved southeasterly and having a radius of 125.00 feet; thence, along said curve,
- 10th - Southwesterly and southerly 64.36 feet through a central angle of  $29^{\circ}30'00''$ ; thence,
- 11th - South  $14^{\circ}54'00''$  West 29.20 feet to the point of beginning and containing 3.16 acres.

05-04

EXHIBIT A

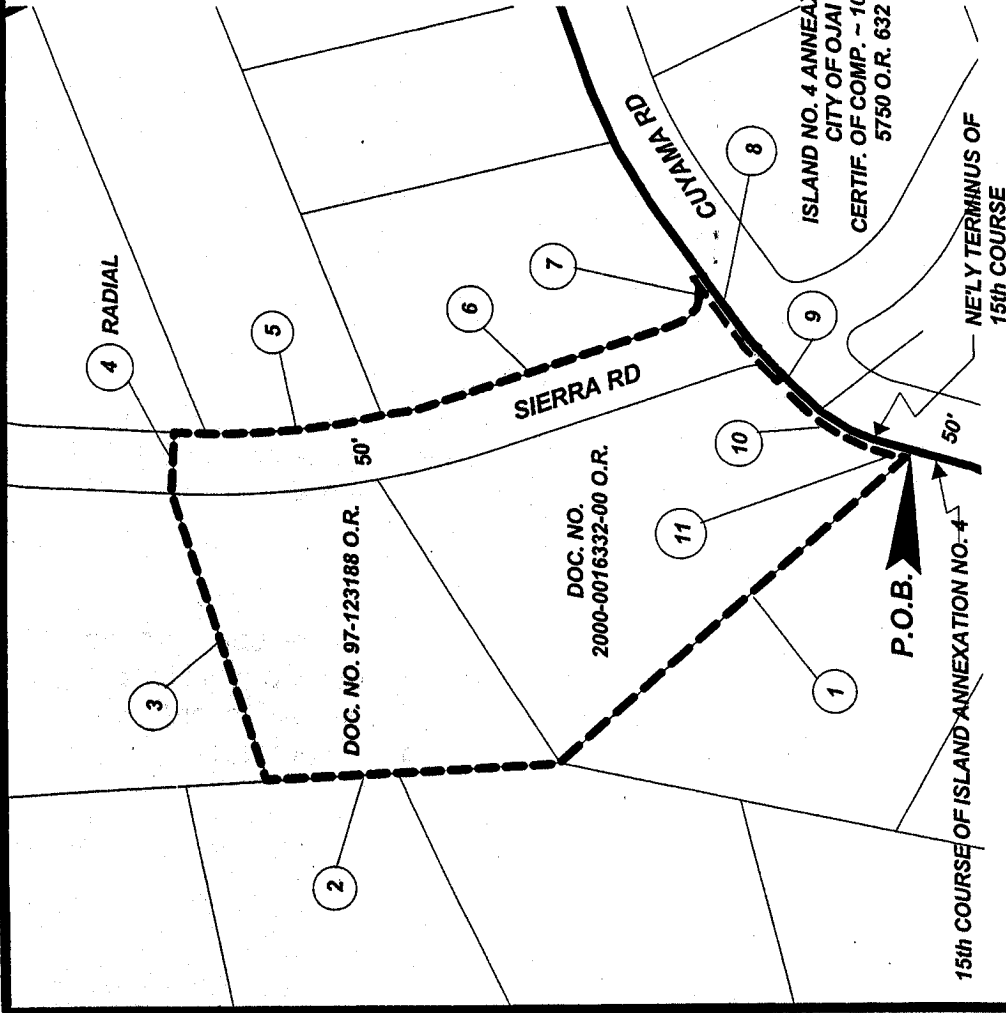
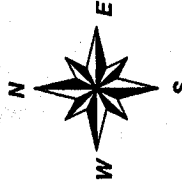


PREPARED BY:  
OJAI VALLEY SANITARY DISTRICT  
1072 TICO ROAD  
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(805) 646-5548

COURSES

- 1 - N 43°02'30" W 371.03'
- 2 - N 03°24'30" W 249.85'
- 3 - N 72°08'30" E 237.62'
- 4 - S 88°09'00" E 50.00'
- 5 - R = 675.00'; L = 247.79'; D = 21°02'00"
- 6 - S 19°11'00" E 170.88'
- 7 - R = 30.00'; L = 55.87'; D = 106°42'00"
- 8 - S 54°07'00" W 89.88'
- 9 - S 44°24'00" W 50.64'
- 10 - R = 125.00'; L = 64.36'; D = 29°30'00"
- 11 - S 14°54'00" W 29.20'

3.16 ACRES



OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SIERRA / CREEK - PARCEL A  
(OVSD NO. 2005-02)

THAT PORTION OF TRACT 8, BARD SUBDIVISION OF RANCHO OJAI,  
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 5 M.R. 25-1/2

FEBRUARY 19, 2005

SHEET 1 OF 1

EXISTING OJAI VALLEY SANITARY DISTRICT  
AND CITY OF OJAI BOUNDARY  
PROPOSED ANNEXATION BOUNDARY



**OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SIERRA / CREEK – PARCEL B  
(OVSD ANNEXATION NO. 2005-02)**

That portion of Tract 1 of the Bard Subdivision of Rancho Ojai, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 5, Page 25-1/2 of Miscellaneous Records, described as follows:

Beginning at the southerly terminus of the 7<sup>th</sup> course of Parcel E of the Creek Road Annexation No. 2 (89-9 OVSD Ojai Area) to the Ojai Valley Sanitary District as shown and described in the Certificate of Completion recorded in the office of said County Recorder on October 30, 1989 as Document No. 89-173520 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following course,

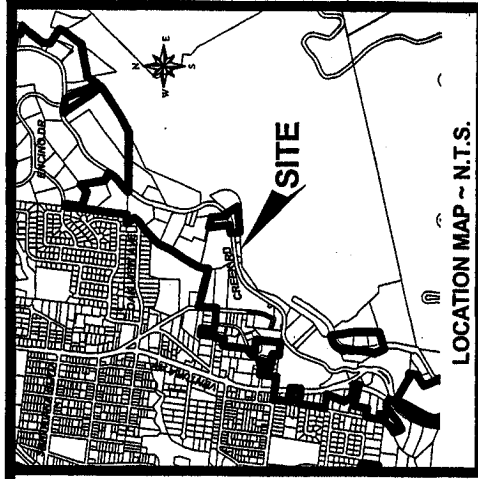
- 1st - North 10°00'24" West 147.31 feet to the northerly line of Creek Road, 60.00 feet wide; thence, along said northerly line by the following two courses:
- 2nd - South 82°20'00" West 302.21 feet; thence,
- 3rd - South 79°23'00" West 186.48 feet; thence, at right angles to said northerly line of said Creek Road,
- 4th - South 10°37'00" East 60.00 feet a point in the southerly line of said Creek Road, said point also being the northwesterly corner of the parcel described in the deed recorded in the office of said County Recorder on August 9, 2004 as Document No. 2004-0218602 of said Official Records; thence, along the boundary of said deed by the following three courses:
- 5th - South 1°00'00" East 52.77 feet; thence,
- 6th - North 85°15'00" East 100.00 feet; thence,
- 7th - North 1°00'00" West 63.08 feet to said southerly line of said Creek Road; thence, along said southerly line by the following two courses:
- 8th - North 79°23'00" East 84.87 feet; thence,
- 9th - North 82°20'00" East 142.65 feet to the northwesterly corner of the parcel described in the deed recorded in the office of said County Recorder on January 25, 1991 as Document No. 91-009796 of said Official Records; thence, along the boundary of said grant deed by the following two courses:
- 10th - South 7°40'00" East 78.89 feet; thence,

11th - North  $85^{\circ}15'00''$  East 163.10 feet to the point of beginning and containing 1.11 acres.



05-04

EXHIBIT A

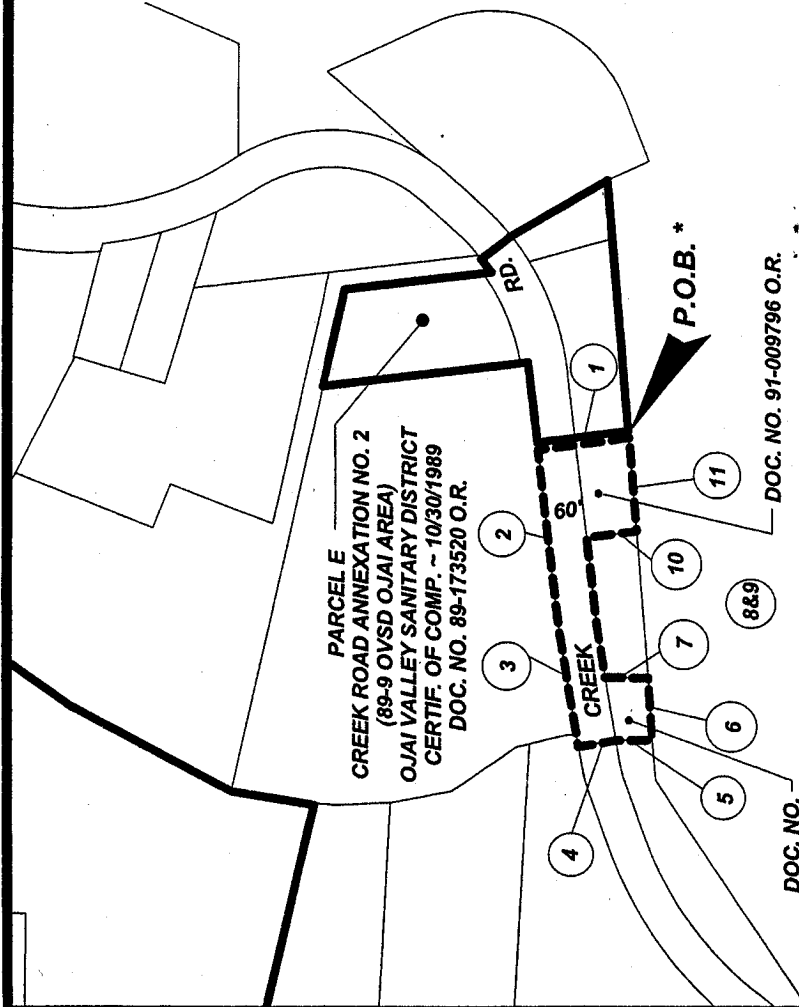
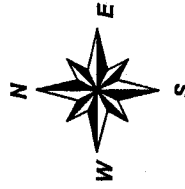


PREPARED BY:  
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COURSES

- 1 - N 10°00'24" W 147.31'
- 2 - S 82°20'00" W 302.21'
- 3 - S 79°23'00" W 186.48'
- 4 - S 10°37'00" E 60.00'
- 5 - S 01°00'00" E 52.77'
- 6 - N 85°15'00" E 100.00'
- 7 - N 01°00'00" W 63.08'
- 8 - N 79°23'00" E 84.87'
- 9 - N 82°20'00" E 142.65'
- 10 - S 07°40'00" E 78.89'
- 11 - N 85°15'00" E 163.10'

1.11 ACRES



P.O.B.\*

S'LY TERMINUS OF THE 7TH COURSE  
OF PARCEL E OF CREEK ROAD ANNEX-  
ATION NO. 2

EXISTING OJAI VALLEY SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

OJAI VALLEY SANITARY DISTRICT ANNEXATION  
SIERRA / CREEK - PARCEL B  
(OVSD NO. 2005-02)

THAT PORTION OF TRACT 1, BARD SUBDIVISION OF RANCHO OJAI,  
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 5 M.R. 25-1/2

FEBRUARY 21, 2005

SHEET 1 OF 1